

**MINUTES
COLUMBUS PLAN COMMISSION
WEDNESDAY JULY 2, 2003 AT 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: John DeLap, Craig Hawes, Shirley Todd, Jack Heaton, Patricia Zeigler Steve Ruble, Mike Gillespie, Dave Fisher, and Gary Nienaber.

Members Absent: Dave Bonnell and John Hatter.

Staff Present: Laura Thayer Assistant Planning Director, Heather Pope, Sondra Bohn, Thom Weintraut, Tiffany Strait, Planning Department; Tom Finke County Plan Commission liaison and Alan Whitted, Deputy City Attorney.

Mr. DeLap introduced Dave Fisher as the new Plan Commission member replacing Mike Thomasson.

LIAISON REPORTS

Written reports were received and discussed.

CONSENT AGENDA

Minutes of June 4, 2003.

Motion: Ms. Zeigler made a motion to continue the approval of minutes to the August meeting. Mr. Gillespie seconded the motion and it carried unanimously.

OLD BUSINESS REQUIRING COMMISSION ACTION

THOROUGHFARE PLAN-RETURNED BY CITY COUNCIL WITH AMENDMENTS

Dave Hayward with Christopher B. Burke Engineering, Ltd. stated that the amendments had been made as requested by the Park Department. He said this would coordinate with the People Trail Master Plan, which will be updated this year.

Mr. Hawes said that the changes were consistent with the Comprehensive Plan.

Mr. Gillespie stated that as a member of the Park Board he was in favor the amendment.

Motion: Mr. Ruble made a motion to approve this request with amendments. Mr. Heaton seconded the motion and it carried with a vote of 9-0.

The following two items involve the same property and were discussed together by the Commission.

SU-03-5: Community Church of Columbus Special Use Rezoning: A request by the Community Church of Columbus to rezone approximately 6.36 acres on the northwest corner of Rocky Ford and Marr roads from AG (Agricultural) to SU-1 (Churches). The property is located in the territorial jurisdiction of the City of Columbus.

MP-03-08; Community Church Minor Plat, By Community Church of Columbus is a proposal to create 1 lot totaling 7.54 Acres. The property is located on the west side of Marr Road, approximately 98 feet north of Rocky Ford Road in Columbus Township.

Ms. Thayer presented the background information as follows:

Planning and engineering staff met with the petitioners on Thursday, June 26. The petitioners have agreed to the conditions recommended by staff at the June 4 plan commission meeting, with the exception the right-of-way issue in Condition 5. Staff preferred that the site plan show the right-of-way line according to proposed improvements for the Marr/Rocky Ford intersection. The petitioners prefer to plan the project based on existing right-of-way requirements in the thoroughfare plan. This issue should be addressed by the Plan Commission.

The conditions as originally recommended by staff are:

1. The petitioner shall resolve driveway location and separation issues with the City Engineer prior to obtaining a Zoning Compliance Certificate.
2. The petitioner shall submit a drainage plan for approval to the City Engineer prior to obtaining a Zoning Compliance Certificate.
3. The height limit for the maintenance building shall not exceed 15 feet.
4. A landscape plan that meets the requirements of the Columbus Zoning Ordinance shall be approved by the Landscape Review Committee prior to issuance of a Zoning Compliance Certificate.
5. Prior to issuance of a Zoning Compliance Certificate, a revised site plan shall be submitted to planning staff that shows the right-of-way line for proposed Marr Road improvements per the City Engineer, the dimensions of parking spaces and aisles, handicapped spaces as required, a dumpster with an opaque screen, and the location of any signage that is planned.
6. Signage shall meet the requirements of the Columbus Zoning Ordinance.
7. The property owners shall initiate the process to annex the subject property to the City of Columbus.
8. If lighting is proposed for the property in the future, it must be reviewed as a site plan modification by planning and engineering staff.

Ms. Thayer asked Mr. Ruble to address the right-of-way that exists with this request.

Mr. Ruble said they had met with representatives of the church and right of way was discussed. He said the church was agreeable to dedicating the thoroughfare right of way as required by the ordinance. He said a discussion was also held on the realignment of Marr Road at the Rocky Ford intersection. He said this would have a dramatic effect on this property. He said they were planning on acquiring a lot of property in this area. He said that process would be starting later this summer. He stated the church was aware of the impact this would have on this property, but they still would like to continue with the rezoning and the minor plat.

Ms. Zeigler asked when this project would begin.

Mr. Ruble said they would be trying to acquire right of way as early as this summer. He said after all of the right of way is purchased for the project then they would move on to the construction stage.

Mr. Heaton asks if it would have a major impact on the request.

Mr. Ruble said it would have a major impact on the proposed parking area, also on the Rocky Ford road and Marr road intersection. Mr. Ruble said they would have some room for recreational facilities.

Rik Sanders with E.R. Gray and Associates and Larry Detwiler represented the petitioner.

Mr. Sanders said that after discussion with the church and city a decision was made to continue with this request. He said there is space that can be used. They would like to continue the process with the rezoning and the minor plat. The church would have options to change the site plan, as right of way is determined. Mr. Sanders stated that they were willing to work with what was left and wanted to continue with this request.

Mr. DeLap opened the meeting to the public.

Ms. Michelle LaPointe expressed concern regarding the driveway location, landscaping and the amount of right of way that would be required in that area.

Ms. Thayer stated that a condition of approval would be for the landscape plan to be reviewed by the Landscape Review Committee making sure it meets the landscape ordinance.

Mr. Ruble said that the amount of right of way would vary in that area and the plan was available in his office for review.

Mr. John McCreary asked if the current lot was in the city.

Mr. DeLap said that one of the conditions for approval was that the area be annexed to the City.

Ms. Pia Bolton expressed concern about trash, if there were any environmental issues that need to be addressed and increased traffic.

Mr. Sanders said he was not aware of any environmental issues related to the site. Mr. Dwetler said that the mounds were located there in error by the airbase. He said the city is supposed to remove the mounds and the debris that is under them.

Mr. DeLap closed the public hearing.

Mr. Gillespie stated that the Park Department was in favor of this project, as it would open up some people trails destination and provide for some additional activities space to help with the park's capacity.

Motion: **SU-03-5: Community Church of Columbus Special Use Rezoning-** Mr. Heaton made a motion to approve this request with staff comments and a revised site plan shall require approval by the Plan Commission at a public hearing, should the property be reconfigured and the facilities redesigned as a result of acquisition of right-of-way for the proposed Marr Road improvement project. Ms. Todd seconded the motion and it carried with a vote of 8-1 with Mr. Fisher abstaining because he had not heard the case before.

Motion: **MP-03-08: Community Church of Columbus Minor Plat -**Mr. Heaton made a motion to approve this request. Mr. Ruble seconded the motion and it carried with a vote of 8-1 with Mr. Fisher abstaining because he had not heard the case before.

NEW BUSINESS REQUIRING COMMISSION ACTION

PP-03-02: ROOSEVELT PARK/ADAMS (MAJOR SUBDIVISION), By Able Energy Co Inc. & E. Robert Jacobs, is a proposal to create 115 residential lots totaling 72.18 acres. The property is located on the north side of Rocky Ford Road 700 feet west of Talley Road in the City of Columbus.

Ms. Strait presented the background information as follows:

Presidential Parks North (Roosevelt and Adams Parks) Major Subdivision appears to blend well with the adjacent neighborhoods and follows the scheme of development in the area. Residential development in this area is supported by the Land Use Plan Element of the Columbus Comprehensive Plan. There are issues with this subdivision, however, that bear discussion/action by the Plan Commission. Those issues include: 1.) Proposed cul-de-sac, West Quincy Court; 2.) Double frontage lots; 3.) Access to west bank for Block C; and 4.) Drainage.

Minimum street standards set forth in the Subdivision Control Ordinance have been met for this subdivision. The submitted Traffic Impact Analysis and circulation pattern has also been approved by the City Engineer's Office. A modification has been requested for one of the cul-de-sacs, West Quincy Court. This proposed cul-de-sac will offer access to 20 lots, which are 5 lots more than the maximum allowed in the city. Staff does not object to this request.

Lot shape and configuration meets the requirements set forth in the Columbus Subdivision Control Ordinance and the Zoning Ordinance. However, there are 10 double frontage lots at the southern property line. Although these do not create a problem for the subdivision, plan Commission approval is necessary. Also necessary is a "type A" (as defined in the Columbus Zoning Ordinance) landscape buffer along one of the street frontages of these double frontage lots. A 20' landscape buffer will be required along the northern boundary of the subdivision due to residentially zoned property abutting existing, actively-used agricultural land. The buffer may be removed when the adjacent land ceases to be used for agriculture.

The Sloan Branch Regulated Drain runs through this property. Access to the west bank of the drain from Block C will need to be addressed.

With regards to drainage issues, a comprehensive drainage report will need to be submitted and approved prior to preliminary plat approval. There has been much concern about the drainage by neighboring property owners. It has also been stated clearly in the Land Use Plan Element of the Columbus Comprehensive Plan that there are significant drainage issues that exist in this area.

Prior to preliminary plat approval, City Utilities shall review and approve water and sewer utility service plans for the property.

Staff recommends that all staff and SRC/Plat Committee comments are adequately addressed, a comprehensive drainage report is submitted and approved, City utilities approve all water and sewer utility service plans, and all modifications requested are granted.

Staff has no objection to the following modification requests: 1) seek relief of number of lots gaining access from West Quincy Court. Staff does not object to allowing 5 additional lots to be served by the cul-de-sac. This cul-de-sac complies with new Thoroughfare Plan, which will allow up to 30 lots on a cul-de-sac.

E.R. Gray with E.R Gray and Associates, Dave Hayward with Christopher B. Burke Engineering, Ltd., Marty Mann with Landwater and Mr. Albert Skaggs the developer represented the petitioner.

Mr. Gray stated that rezoning and annexation are in place for this development. He said that they were waiting for approval of the plat approval from the commission. He said after this approval final construction documents could be prepared. These will come back to the Planning Department and City Engineer's office for review. Before construction can begin there will be a subdivision improvement agreement between the City and developer, which would include performance bonds if necessary. He said all the comments that brought up at the SRC meeting had been addressed by the developer.

Mr. Gray said he had met with staff and had looked at the preliminary plat. He said they were in agreement with meeting the landscape plan required. There will be a 20-foot buffer on the north side of the property and at a certain time the buffer will disappear when there is development other than the agricultural use. He said they had met all the access easements.

Mr. DeLap said that the council had requested a Comprehensive Drainage report be given to the Commission before approval.

Mr. Hayward said they looked at the existing traffic on Rocky Ford and Taylor Road. They added normal growth, which is around 2% per year, then added the amount of traffic that is expected to be generated by the new subdivision. If the same pattern were followed as the other sections of Presidential Parks the two lanes would have enough capacity to handle the increase in traffic. This would be a service level, A which is the best you can have. He stated the study showed there was ample turning movement at the intersection of this subdivision by adding a lane. This will be a turning lane so that through traffic can bypass. Mr. Hayward said this development would not have any adverse impact on any of the surrounding streets. He said there would no drastic traffic flow because of this development.

He said there would be a People Trail sidewalk on the north side on Rocky Ford Road, which staff had requested. It will be similar to the one that exists on other sections of Rocky Ford.

Ms. Zeigler said it was important to mention that the street layout had changed considerable, Mr. Gray explained those changes to the Board.

Mr. Gray encouraged the Board to vote on this request at this meeting. He stated it would be a very expensive to proceed forward without the Board's approval for the subdivision. Mr. Gray said that they had provided much more detail than is normally required for approval of a preliminary plat. Mr. Gray asked if it was possible to receive approval subject to the drainage plan coming to the City Engineer's office for review and approval.

Mr. Ruble said it was strongly suggested by the City Council that a peer review be done on this drainage report. Mr. Ruble also said he wants to make sure this is the detailed drainage report that the council had requested.

Mr. Skaggs said that if the request was postponed till the next meeting that could mean a year to them because of the construction.

Mr. Marty Mann said after receiving final construction plans they would be preparing the drainage plan. He said the subdivision would be broken down into little pieces with all measurements taken into consideration. He said it was important that they know where all the houses and streets will be located. All the input data must be obtained before the drainage plan can be prepared. There will no lots located in the floodway fringe. Mr. Mann said that the study would address the Sloan Branch issue in detail. He said everything that is on the preliminary plat goes into compiling the final comprehensive drainage report.

Mr. Mann spoke in depth regarding the retention ponds and how they would apply to this subdivision.

Mr. DeLap opened the meeting to the public.

Ann Dickey expressed concern about drainage.

Mike Barbaire stated he wanted to see the drainage report and would request a continuation of this subdivision till one is presented to the public. He also expressed concern about traffic. He also wanted the lighting to be the same as in the surrounding areas.

Mr. DeLap closed the meeting to the public.

Ms. Zeigler stated that she was concerned about the peer review being requested. She said she saw no reason for the board to look at that review if the City Engineer approves it. Ms. Zeigler said it was the developer's responsibility to provide the drainage plan and to guarantee that it was workable for the subdivision. Ms. Zeigler said this developer was willing to work with the residents of High Vista to help with the flooding problems that now existed. She

Said Mr. Skaggs had gone beyond his responsibilities to obtain rezoning. She said it was necessary to move forward with this approval of the preliminary plat, as it was needed before a comprehensive drainage plan could be presented.

Mr. Hawes asked at what point would they address the lighting.

Mr. Ruble said the City would install lighting at the subdivision intersections. Most lighting would be the responsibility of each homeowner.

Mr. Heaton said he agreed with Ms. Zeigler regarding the drainage and peer review.

Motion: Ms. Zeigler made a motion to approve this request with conditions of the SRC Committee meeting specifically, and with follow up on the drainage analysis done by the City Engineer, that nothing would go forward until that is finalized in respect to the drainage. Mr. Heaton seconded the motion and it carried with a vote of 9-0.

MP-03-10, WARREN MINOR SUBDIVISION, By Barbara A. Warren, is a proposal to create 1 lot and an agricultural remainder totaling 21.93 acres. The property is located on the south side of CR 700 South, 800 feet east of CR 350 West in Wayne Township.

Ms. Strait presented the background information as follows:

The two issues in the Warren Minor Subdivision that are before the Plan Commission for discussion are two requests for modification. The first modification requested is for relief from the sidewalk requirement in the Columbus Subdivision Control Ordinance. This proposed subdivision is in the 2-mile jurisdiction where sidewalks are sparse. This request seems justified given the circumstances.

The second request for modification is for relief of the 3:1 (lot length to width) ratio for Lot 2. Long, skinny lots can create access issues for emergency vehicles, can hinder future traffic circulation and are discouraged in the Columbus Subdivision Control Ordinance in section 16.24.160(C). Staff recommends that the developer adhere to the ordinance with regards to this modification request.

Staff has no objection to this subdivision provided that all staff and SRC/Plat Committee comments are adequately addressed.

Staff has no objections to approving the request for relief from sidewalk requirement. However, staff would recommend denial of the request for relief of the 3:1 (lot length to width)

ratio.

Mr. Orwic Johnson with Columbus Surveying and Engineering represented the petitioners.

Mr. Johnson said that the petitioner's intent is to request a waiver to allow a lot depth to width ratio greater than 3:1 and is not to create eight to ten acres tracts. Their intent is to use if for agricultural purposes and for building one residence. Part of the long narrow strip will be used for raising horses and does meet the definition of a farm. There will only be one house located at this site.

Mr. Hawes stated that in the past this request has come before the Board. There have been conditions attached and the petitioners had been asked to rezone to a PUD as they had to address other issues also.

Much discussion was held regarding the 3-1 ratio.

Mr. DeLap opened the meeting to the public.

Mr. Hubert Warren stated that this had been a family farm, which consisted of 100 acres. He said after a death in the family the farm was split between four children. He said they were giving their two children land with road frontage. He said the second lot would stay farm ground.

Mr. DeLap closed the meeting to the public.

Motion: Mr. Gillespie made a motion to approve this request with Staff Comments. Modifications were also granted for relief of the sidewalk requirement and for relief of the 3:1 (Lot length to width) ratio for Lot 1. Mr. Nienaber seconded the motion and it carried with a vote of 9-0.

PP-03-01, WESTLAKE HILLS (MAJOR SUBDIVISION) By Donald Michaels (Tipton Lakes Company), is a proposal to create 43 residential lots and 5 blocks totaling approximately 105.7 acres. The property is located on the southwest corner of the western intersection of Goeller Road and Tipton Lakes Boulevard in Harrison Township within the City of Columbus.

Ms. Strait presented the background information on this request as follows:

The property is zoned R-5 (Urban Residential District). This district is intended primarily for urban low-rise, residential development of detached, attached or semi-attached dwellings in locations where a high degree of accessibility and public services is present. It is intended to accommodate experimental and diverse types of housing, such as urban dwellings. Project size is a minimum of 5 acres. Each project shall have at least 300 feet of frontage on a street.

The proposed street, Westlake Hills Circle, will offer the access to many of the lots proposed in this subdivision. However, the Westlake Hills Circle will create a block length greater than the 1,500 feet, which is the maximum length according to the Subdivision Control Ordinance. Relief from this provision will be necessary for this circulation pattern. Staff does not object

to this modification. Additionally, blocks that exceed 900 feet may be required to put in a sidewalk in an easement at or near the halfway point. This crosswalk will allow proper access to schools, recreational areas, shopping centers, or other facilities. The petitioner is asking for relief from this provision. Staff does not object to this request due to lack of public facilities within the subdivision.

Lot layout and configuration meets the requirements set forth in the Subdivision Control Ordinance. However, due to the fact that the petitioner is proposing a new street and that the property abuts to Tipton Lakes Boulevard, six double frontage lots are created. Although these double frontage lots do not create a problem for the subdivision, Plan Commission approval is necessary. These double frontage lots will be required to provide a landscape buffer that provides "continuous landscape screen" as defined in section 17.43.030 of the Columbus Zoning Ordinance.

Staff has no objection to this subdivision provided that all staff and SRC/Plat Committee comments are adequately addressed, as well as all modifications requested are granted.

Staff has no objection to the following modification requests: 1.) Block Length; 2.) Crosswalks; 3.) Double frontage lots; 4.) Curve Radius; and 4.) Curves without tangents between reverse curves.

Mr. Gillespie stated that the Parks Department is requesting adequate pedestrian access in this new subdivision.

Orwic Johnson with Columbus Surveying & Engineering and Donald Michaels with Tipton Lakes Company represented the petitioner.

Mr. Johnson stated that they had no problems with any of the Subdivision Review Committee comments. The reports will be submitted as they proceed in detail with the plans. He said the lots were larger than most in the area except for the Lexington Green development. He said the landscape buffer had already been installed along Tipton Lakes Blvd along with many black spruce trees. A similar buffer will continue along Block A. Covenants will be consistent with Tipton Lakes developments that are already in place and adjusted to meet the requirements of this section. Storm water will be underground.

Ms. Todd expressed concern about visibility and safety when pulling out onto Goeller Boulevard.

Mr. Michaels said they had petitioned the city for a reduction in speed but had been denied on that street. He also said that all landscaping would comply with the city ordinance in regards to setbacks along this intersection.

Mr. DeLap opened the meeting to the public.

There was no one to speak for or against this request.

Mr. DeLap closed the meeting to the public.

Motion: Mr. Hawes made a motion to approve this request along with continuing access for pedestrians as suggested by Mr. Gillespie and staff comments. Mr. Heaton seconded the motion and it carried with a vote of 9-0.

MP-03-12, SHEPHERD MINOR SUBDIVISION, By John Shepherd (Granville & Doris Shepherd), is a proposal to create 2 lots and an agricultural remainder totaling 40.29 acres. The property is located on the northeast corner of the intersection of Deaver Road and CR 500 West in Ohio Township.

Ms. Strait presented the background information on this as follows:

The two issues in the Shepherd Minor Subdivision that are before the Plan Commission for discussion are two requests for modification. The first modification requested is for relief from the sidewalk requirement in the Columbus Subdivision Control Ordinance. This proposed subdivision is in the 2-mile jurisdiction where sidewalks are sparse. This request seems justified given the circumstances.

The second request for modification is for relief of the 3:1 (lot length to width) ratio for Lot 2. Long, skinny lots can create access issues for emergency vehicles, can hinder future traffic circulation and are discouraged in the Columbus Subdivision Control Ordinance in section 16.24.160(C). Staff recommends that the developer adhere to the ordinance with regards to this modification request. This means that the lot should be shortened by approximately 107 feet.

Staff has no objection to this subdivision provided that all staff and SRC/Plat Committee comments are adequately addressed.

Staff has no objections to approving the request for relief from sidewalk requirement. However, staff would recommend denial of the request for relief of the 3:1 (lot length to width) ratio.

Rik Sanders with E.R. Gray and Associates and John Shepherd represented the petitioners.

Mr. Sanders stated that the father was giving Mr. Shepherd a parcel of land for building a residence, which consists of 13 acres. He said the southern part is in flood. He said they had asked for a waiver from the sidewalk requirement and relief from the 3:1 depth/width ratio for a new lot.

Mr. DeLap opened the meeting to the public.

Ron Hoskins spoke in favor of this request.

Mr. DeLap closed the meeting to the public.

Motion: Mr. Gillespie made a motion to approve with staff comments and modifications for relief of the sidewalk requirement and the 3:1 (Lot length to width) ratio. Ms. Zeigler seconded the motion and it carried with a vote of 9-0.

DISCUSSION ITEMS

Ms. Thayer reminded plan commission members of training July 15, 2003 in Conference Room #3 at 8:00 a.m. Mr. John DeLap was appointed to the Utility Review Committee. Dave Fisher was appointed as the new alternate member to the BZA Board.

DIRECTOR'S REPORT

ADJOURNMENT: 6:00 P.M.